

3 Bedroom House for Sale in Potamos Germasogeias, Limassol District

A beautifully renovated detached villa located in Potamos Germasogeia, just a short walk from Papas Supermarket and only 750m from the sea. This spacious home offers 190m² of covered area on a 258m² plot, providing comfort, privacy, and excellent indoor and outdoor living.

Arranged over two floors, the villa features 3 bedrooms, 4 W/C, a separate kitchen, a cozy fireplace room, and a housekeeping room. It comes fully equipped with A/C, central heating, furniture, TV, satellite antenna, and all essential appliances.

The outdoor area is ideal for relaxation and entertainment, boasting a swimming pool, Jacuzzi, BBQ area, and covered parking.

Property Info

Covered Area	190
Floor Number	2
Energy Efficiency	B
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	258
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	240792
Property type	House
Condition	Pre-Owned
Bathrooms	4

Amenities

- Parking

Location

Location: Potamos Germasogeias Region: **Limassol**

Price: €800 000 + VAT

VAT for this property is **€63,579** or **€152,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	~€28 600.00	Common expenses	None
		Price per SQM	€4 211.00/m²		

Representative: MySpace

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Price change history

€800 000 on Nov 22, 2025



